



REVISED

SPECIAL MEETING AGENDA
CITY PLAN COMMISSION
July 22, 2020
Public Hearing: 1:30 pm

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e063d71d161faa7f0dc898ea26bc2ab94>

Meeting/Access Code: 126 151 3294

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 126 151 3294

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: <http://fortworthtexas.gov/boards/>

To view the docket for this meeting visit: <http://fortworthtexas.gov/calendar/boards/>

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act and the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted on March 13, 2020.

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on July 21, 2020. To sign up, either contact Mary Elliott at Mary.Elliott@fortworthtexas.gov or 817-392-7844 or register through WebEx in accordance with the directions set out on the City's website above.**

COMMISSION MEMBERS

Vicky Schoch, CD 1
Timothy Bishop, CD 2
Jim Tidwell, CD 3
Mark Brast, CD 4
Ben Robertson, CD 5
Stephanie Spann, Alternate
Josh Lindsay, Alternate

Armard Anderson, CD 6
Edward Deegan, CD 7
Don Boren, Chair CD 8
Melissa Konur, CD 9
Bob Kelly, Alternate
Matthijs Melchior, Alternate

I. PUBLIC HEARING: 1:30 P.M.

- A. **CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT**
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF July 8, 2020 MEETING MINUTES**
- D. **APPROVAL OF PREVIOUSLY RECORDED FINAL PLATS**
- E. **NEW CASES (5)**

1. FS-20-113 Lots 7R and 7R1, Block 2, Hanby Acres (Waiver Request): Two Residential Lots. ETJ – Denton County.

- a. Being a replat of Lot 7, Block 2, Hanby Acres, an addition to Denton County, Texas, as recorded in Cabinet C, Page 226, PRDCT, located in Denton County, Texas.
- b. General Location: North of C. Tydings Road, west of FM 156 and west of Ford Oaks Lane.
- c. Applicant: David Buchanan McLeod.
- d. Applicant Requests: Approval of the requested Subdivision Ordinance waiver to allow more than 30 units on a single point of access.
- e. DRC Recommends: Approval of the requested Subdivision Ordinance waiver to allow more than 30 units on a single point of access.

2. PP-20-025 North Cowtown Crossing: 1 Multifamily Lot and 5 Industrial Lots. Council District 2.

- a. Being 171.491 acres located in the William McCowen Survey, Abstract No. 999, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South and west of Highway 287, east of Horseman Road and north of Old Pecos Trail.
- c. Applicant: NTP35LP.
- d. Applicant Requests: Approval of the preliminary plat and approval of three Subdivision Ordinance waivers: 1) to not extend the stubout of Bralers Way to the plat boundary, 2) to not dedicate 30 feet for Horseman Trail between Crested Butte Trail and E. Harmon Road, and 3) to allow a non-standard street section for Horseman Trail.
- e. DRC Recommends: Disapproval of the preliminary plat and disapproval of one Subdivision Ordinance waiver to not extend the stubout of Bralers Way to the plat boundary.

DRC Recommends: Approval of two Subdivision Ordinance waivers: 1) to not dedicate 30 feet for Horseman Trail between Crested Butte Trail and E. Harmon Road, and 2) to allow a non-standard street section for Horseman Trail.

3. **PP-20-027 Risinger Petrus: 4 Industrial Lots, 1 Commercial Lot, and 2 Private Open Space Lots. Council District 8.**

- a. Being approximately 271.68 acres situated in the George Hamilton Survey, Abstract No. 751; the ISAAC Power Survey, Abstract No. 1239; and the Gabriel Ratliff Survey, Abstract No. 1330; located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Risinger Road, east of Interstate I-35W, west of Oak Grove Road, and north of McPherson Road.
- c. Applicant: Hillwood.
- d. Applicant Requests: Approval of the preliminary plat and approval of the following two Subdivision Ordinance waivers: 1) to not require streets to be extended to the subdivision boundary to connect with existing adjoining streets, and 2) to not require construction of a standard paved cul-de-sac at the end of two permanently dead-ended streets.
- e. DRC Recommends: Approval of the preliminary plat and approval of the following two Subdivision Ordinance waivers: 1) to not require streets to be extended to the subdivision boundary to connect with existing adjoining streets, and 2) to not require construction of a standard paved cul-de-sac at the end of two permanently dead-ended streets.

4. **PP-20-028 The Landing at Creekside: 315 Single-Family Residential Lots, and 8 Private Open Space Lots. Council District 7.**

- a. Being 3.839 acres of land situated in the V. Anderson Survey, Abstract Number 1, located in Johnson County, Texas.
- b. General Location: South of W J Boaz Road, east of Elkins School Road, west of Old Decatur Road, and north of Parkview Hills Lane.
- c. Applicant: ZENA Management Services, LLC.
- d. Applicant Requests: Approval of the preliminary plat, conditional upon the City's approval of an Access Management waiver and approval of one Subdivision Ordinance waiver to allow two block faces (Blocks 3 and 12) to exceed the maximum 1,320-foot block length.
- e. DRC Recommends: Approval of the preliminary plat, conditional upon the City's approval of an Access Management waiver and approval of one Subdivision Ordinance waiver to allow two block faces (Blocks 3 and 12) to exceed the maximum 1,320-foot block length.

5. **PP-20-031 Ranch at Duck Creek: 361 Single-Family Residential Detached Lots, and 11 Private Open Space Lots. Council District 7.**

- a. Being 194.91 acres located in the A. S. Roberts Survey, Abstract No. 1262, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of WJ Boaz Road, west of Steel Dust Drive and east of Rothbury Drive.
- c. Applicant: Coburn Farm LTD.
- d. Applicant Requests: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to not extend the stubout of Falstone Drive to the plat boundary.
- e. DRC Recommends: Approval of the preliminary plat and approval of one Subdivision Ordinance waiver to not extend the stubout of Falstone Drive to the plat boundary.

G. CONSTRUCTION PLANS (10)

6. **IPRC20-0076 Medical Associates of North Texas: Council District 9.**

- a. Being a final recorded plat of Lots A10, A11, A12, Block 4, Field-Welch Addition situated in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Not applicable.
- c. Description of Work: Public infrastructure consisting of paving and street light improvements located north of W. Rosedale Street and east of Lipscomb Street.
- d. Applicant: Mantcare Holdings, LLC.
- e. Applicant Requests: Approval of the construction plans for Medical Associates of North Texas.
- f. City Staff Recommends: Disapproval of the construction plans for Medical Associates of North Texas.

7. IPRC20-0079 IDEA Seminary: Council District 8.

- a. Being a final recorded plat of Lot 1R, Block 1, Seminary Twin Drive-In Theatre Addition, an addition to the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Not Applicable.
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, and drainage improvements located north of East Seminary Drive and west of Old Mansfield Road.
- d. Applicant: IDEA Public Schools.
- e. Applicant Requests: Approval of the construction plans for IDEA Seminary.
- f. City Staff Recommends: Disapproval of the construction plans for IDEA Seminary.

8. IPRC20-0080 Overture River District: Council District 7.

- a. Being approximately 7.2735 acres situated in the Brittan D. Alford Survey, Abstract No. 37 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Not Applicable.
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, storm drain, paving, and street light improvements located south of Scott Road and east of Athenia Drive.
- d. Applicant: Greystar Development Central, LLC.
- e. Applicant Requests:
 - 1) Approval of a waiver to the Subdivision Ordinance, Chapter 31-106, (c) General Street Design standards, subsections (1)(2)(3)(4) to allow a narrower typical residential street cross section without on-street parking due to the current available right-of-way.
 - 2) Approval of the construction plans for Overture River District.
- f. City Staff Recommends:
 - 1) Approval of a waiver to the Subdivision Ordinance, Chapter 31-106, (c) General Street Design standards, subsections (1)(2)(3)(4) to allow a narrower typical residential street cross section without on-street parking due to the current available right-of-way.
 - 2) Disapproval of the construction plans for IDEA Seminary.

9. **IPRC20-0082** **Primrose Crossing Phase 5: Council District 6.**

- a. Being approximately 26.882 acres situated in the Juan Jose Albirado Survey, Abstract No. 4 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Primrose Crossing (PP-04-054).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located north of West Risinger Road and west of Fawn Creek Drive.
- d. Applicant: Lennar Homes of Texas Land and Construction, LTD.
- e. Applicant Requests: Approval of the construction plans for Primrose Crossing Phase 5.
- f. City Staff Recommends: Disapproval of the construction plans for Primrose Crossing Phase 5.

10. **IPRC20-0083** **Primrose Crossing Phase 7: Council District 6.**

- a. Being approximately 25.273 acres situated in the Juan Jose Albirado Survey, Abstract No. 4 and The Heirs of B. Thomas Survey, Abstract No. 1496 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Primrose Crossing (PP-04-054).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located west of West Risinger Road and south of Dove Chase Lane.
- d. Applicant: Wilbow-Llano Springs Development Corporation.
- e. Applicant Requests: Approval of the construction plans for Primrose Crossing Phase 7.
- f. City Staff Recommends: Disapproval of the construction plans for Primrose Crossing Phase 7.

11. IPRC20-0084 South Oak Grove Estates, Section Six: Council District 6.

- a. Being a final recorded plat of 20.237 acres situated in the Miram Little Survey, Abstract No. 530 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Not applicable.
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located east of Copperwood Lane and south of Rusticwood Court.
- d. Applicant: Treetop Properties.
- e. Applicant Requests: Approval of the construction plans for South Oak Grove Estates, Section Six.
- f. City Staff Recommends: Disapproval of the construction plans for South Oak Grove Estates, Section Six.

12. IPRC20-0085 Chisholm Trail Ranch, Section I Phase III: Council District 6.

- a. Being approximately 13.369 acres situated in the Juan Jose Albirado, Abstract No. 4 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Chisholm Trail Ranch (PP-15-003).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located east of Summer Creek Drive and north of Beautyberry Drive.
- d. Applicant: Lennar Homes.
- e. Applicant Requests: Approval of the construction plans for Chisholm Trail Ranch, Section I Phase III.
- f. City Staff Recommends: Disapproval of the construction plans for Chisholm Trail Ranch, Section I Phase III.

13. IPRC20-0086 Waters at Eastchase: Council District 5.

- a. Being approximately 17.074 acres situated in the E. Andes Survey, Abstract No. 66 and the G.W. Clark Survey, Abstract No. 1812 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Not applicable.
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, and drainage improvements located southwest of the intersection of Randol Mill Road and Racquet Club Drive.
- d. Applicant: Atlantic Housing Foundation.
- e. Applicant Requests: Approval of the construction plans for Waters at Eastchase.
- f. City Staff Recommends: Disapproval of the construction plans for Waters at Eastchase.

14. IPRC20-0087 Vantage at Burleson: Council District 6.

- a. Being approximately 18.430 acres situated in the John Steele Survey, Abstract No. 1381 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Mitchell Place (PP-13-002).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located south of Crowley Plover Road (F.M. 1187) and north of Peach Lane.
- d. Applicant: Vantage Communities.
- e. Applicant Requests: Approval of the construction plans for Vantage at Burleson.
- f. City Staff Recommends: Disapproval of the construction plans for Vantage at Burleson.

15. IPRC20-0088 IH-35W Global Logistics: Council District 6 & 8.

- a. Being all of the that 55.08 acre tract recorded in Doc. D213283223 situated in the William Stone Survey, Abstract No. 1400 and Joseph Martin Survey, Abstract No. 1017 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Not Applicable.
- c. Description of Work: Public infrastructure consisting of water improvements located north of Farm Market Road No. 1187 and west of Interstate Highway 35W.
- d. Applicant: Ascendant Commercial.
- e. Applicant Requests: Approval of the construction plans for IH-35W Global Logistics.
- f. City Staff Recommends: Disapproval of the construction plans for IH-35W Global Logistics.

H. WRITTEN RESPONSES (6)

16. IPRC20-0014 Northpointe Phase 2 (Written Response): City District 7.

- a. Being approximately 43.336 acres of land situated in the Benjamin Thomas Survey, Abstract No. 1497 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Northpointe (PP-19-003).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located north of Park Drive and east of Boat Club Road.
- d. Applicant: Lennar Homes of Texas Land & Construction, LTD.
- e. Applicant Requests: Approval of the construction plans for Northpointe Phase 2.
- f. City Staff Recommends: Approval of the construction plans for Northpointe Phase 2.

17. IPRC20-0034 East Powell Townhomes (Written Response): Council District 8.

- a. Being a dedicated public right-of-way located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Not Applicable.
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, and paving improvements, located east of Riverside Drive and west of Belzise Terrace.
- d. Applicant: The Peak Group.
- e. Applicant Requests: Approval of the construction plans for East Powell Townhomes.
- f. City Staff Recommends: Approval of the construction plans for East Powell Townhomes.

18. IPRC20-0048 901 W. Vickery Blvd. Paving Improvements (Written Response): Council District 9.

- a. Being a final recorded plat of Lot 1, Block 5-R, Jennings South Addition located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Not Applicable.
- c. Description of Work: Public infrastructure consisting of paving and street light improvements, located east of South Adams Street and west of College Street.
- d. Applicant: M2G Ventures.
- e. Applicant Requests: Approval of the construction plans for 901 W. Vickery Blvd. Paving Improvements.
- f. City Staff Recommends: Approval of the construction plans for 901 W. Vickery Blvd. Paving Improvements.

19. IPRC20-0063 Cantrell Sansom (Written Response): Council District 7.

- a. Being a dedicated public right-of-way in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Not Applicable.
- c. Description of Work: Public infrastructure consisting of water, storm drain, paving, and street light improvements, located east of Nafex Way and west of Maiden Lane.
- d. Applicant: Hunt Southwest – I820, LLC.
- e. Applicant Requests: Approval of the construction plans for Cantrell Sansom Road.
- f. City Staff Recommends: Disapproval of the construction plans for Cantrell Sansom Road.

20. IPRC20-0069 Pioneer Point Phase 2 (Written Response): Council District 7.

- a. Being approximately 20.431 acres situated in the B. Thomas Survey, Abstract No. 1487 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Westpointe (PP-18-013).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements, located south of Park Drive and east of Eagles Landing Drive.
- d. Applicant: DR Horton-TX, LTD.
- e. Applicant Requests: Approval of the construction plans for Pioneer Point Phase 2.
- f. City Staff Recommends: Approval of the construction plans for Pioneer Point Phase 2.

21. IPRC20-0072 McPherson Boulevard (Written Response): Council District 6.

- a. Being a final recorded plat dedicating approximately 13.553 acres of right-of-way situated in the Juan Jose Albirado Survey, Abstract No. 4 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: McPherson Blvd. (PP-12-010).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements, located west of S.H. 121 (Chisholm Trail) and east of Brewer Road.
- d. Applicant: Castle Development Group.
- e. Applicant Requests: Approval of the construction plans for McPherson Boulevard.
- f. City Staff Recommends: Approval of the construction plans for McPherson Boulevard.

I. OTHER MATTERS OF BUSINESS (2)

22. PP-17-059 From Brookfield to Liberty Trails (Name Change): 820 Residential Lots, 22 Private Open Space Lots and 1 Commercial Lot. ETJ – Denton County.

- a. Being approximately 233.6 acres situated in the W. C. Hall Mark Survey, Abstract No. 518 in Denton County, Texas.
- b. General Location: North of State Highway 114, east of Willow Bend Drive and south of Dove Hollow Lane.
- c. Applicant: DR Horton – Texas, LTD.
- d. Applicant Requests: Approval of the subdivision name change from Brookfield to Liberty Trails.
- e. DRC Recommends: Approval of the subdivision name change from Brookfield to Liberty Trails.

23. CP-15-003 Trinity Lakes Addition (Time Extension): 179 Acres of Mixed Use, 39 Acres of Single Family Residential, and 358 Acres of Greenspace/Ponds. Council District 5.

- a. Being approximately 576.23 acres in the A.S. Trimble Survey, Abstract Number 1528 and Hamilton Bennett Survey, Abstract Number 138, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of East Loop 820, and north along both sides of Trinity Boulevard.
- c. Applicant: ICON Consulting Engineers, Inc.
- d. Applicant Requests: Approval of the requested one-year time extension to July 22, 2021.
- e. DRC Recommends: Approval of the requested one-year time extension to July 22, 2021.

Adjournment: ____

EXECUTIVE SESSION

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time **Friday, July 17, 2020 at 12:20 pm**, and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser